



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
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SWIMMING POOL & SPA
RESIDENTIAL
PLAN REVIEW COMMENTS

Project Description:

Project Address:

Plan Check No.:

Permit App. Date:

Plan Check Expires:

Use:

Permit Valuation:

Architect/Engineer:

Phone:

Applicant/Contact:

Phone:

Plan Check Engineer:

Phone:

☒ 1st Review: (date)

☐ 2nd Review:
Italic comments

☐ 3rd Review:
By Appointment

The project plans were reviewed for compliance with the following codes and standards:

2013 CBC; 2013 CPC; 2013 CEC; 2013 CMC; 2013 Building Energy Efficiency Standards (BEES);
2013 California Green Building Standards Code (CALGreen); 2012 Uniform Swimming Pool, Spa &
Hot Tub Code (USPSHTC), & Chapter 15 of the Newport Beach Municipal Code (NBMC).

The code section references are from the 2012 USPSHTC, unless otherwise stated.

- **TO EXPEDITE PROJECT APPROVAL:** Please provide a written response indicating how and where each comment was resolved on the plans.
- Resubmit all previously reviewed plans, updated plans and supporting documents with each subsequent review.
- **AFTER 2nd PLAN REVIEW:** Please call the plan check engineer listed above to schedule a plan review appointment, to expedite project approval.
- For clarification of any plan review comment, please call the plan check engineer listed above.
- Plan review status is available online at www.newportbeachca.gov. Project status is also available using the interactive voice response system at 949-644-3255, or by speaking with a permit technician at 949-644-3288 during business hours.

GENERAL

1. Include the following on all plan sheet title blocks:
 - a. Site address,
 - b. Plan preparer's name, address and telephone number,
 - c. Property owner's name, address and telephone number.
2. All permits related to the proposed project shall be issued at the same time, or separate plans and plan review will be required for items not issued with this review. Provide additional permit worksheets for the following:
 - a. Accessory structures, detached patio covers and trellises,
 - b. Masonry or concrete fences over 3'-6" high,
 - c. Wood fences over 6 ft high,
 - d. Retaining walls over 4 ft high from the bottom of the foundation to the top of the wall.
3. Obtain plan review approval from the following:
 - a. Planning Department,
 - b. Public Works Department,
4. All plan sheets shall be signed by the appropriate design professional(s). If the project scope allows plan preparation by other than a licensed individual, such plan preparer shall sign and date all plan sheets. BPCS 5500, et seq.
5. Incorporate the City of Newport Beach's *Swimming Pool & Spa Residential Minimum Construction Requirement* on the plans and circle which method of drowning prevention will be utilized. Form available online at:
<http://www.newportbeachca.gov/modules/ShowDocument.aspx?documentid=11138>

SITE PLAN

6. Fully detail the barriers and/or fences which enclose the pool on the site plan. (104.3.3, NBMC 15.09.050)
7. Identify all door alarm and other safety feature installation locations on the site plan. (104.3.3)
8. Provide a fully dimensioned pool/spa coverage plan for the in pool sonar alarm system, drawn to scale. Identify the overall pool dimensions, intermediate pool walls or obstructions, alarm coverage radius and sensor installation locations on the coverage plan. The coverage plan may be included on the site plan. (104.3.3)
9. Identify the installation location for the pool/spa equipment and dimension the outlet separation from the property line and adjacent dwelling openings. The equipment vent shall be 4' away or one foot above openings in dwelling exterior walls. (711.8.1, CMC 802.8.2)
10. Dimension the pool setback from the top of the adjacent slope, and the overall height of the slope. The face of the pool wall at the base of the wall shall be h/6 ft. away from the face of the slope, where h is the overall slope height. (CBC 1808.7.3)
11. Detail the bonding grid or other means of bonding for all walk surfaces within 3 ft of the pool edge, regardless of finish material reinforcing. Landscaped, grass and unreinforced paver surfaces shall be underlaid by an approved bonding grid system. (CEC 680.26 (B2))
12. All fixed metal parts within 5 feet of the pool shall be bonded including, but not limited to, metal-sheathed cables and raceways, metal piping, metal awnings, metal fences, and metal door and

window frames. (CEC 680.26 (B7))

POOL ENCLOSURE AND DROWNING PREVENTION SAFETY FEATURES

13. Provide a pool enclosure, enclosing the entire pool area from the adjacent properties and public ways. The pool enclosure shall comply with the following requirements: (NBMC 15.09.060, 15.04.190, & CBC 3109.4.4.3)
 - a. Minimum height of 5 ft above grade, measured from outside of the pool area.
 - b. Minimum 45 inches between horizontal members.
 - c. Maximum 4 inch clearance between vertical members
 - d. When part of the horizontal or vertical members, decorative cutouts shall not exceed 1.75 inches in width.
 - e. Maximum 2 inch vertical clearance between the bottom of fence and ground.
 - f. Chain link mesh maximum size shall be a 2.25 inch square unless provided with slats fastened at the top and bottom which reduce the openings to 1.75 inches or less.
 - g. Diagonal members shall form openings of no more than 1.75 inches.
14. Gates within a barrier or fence shall comply with the following requirements (NBMC 15.04.190, NBMC 15.09.060, CBC 3109.4.1.7, & CBC 3109.4.4.3):
 - a. Comply with fence height and spacing requirements.
 - b. Include self-closing, and self-latching mechanisms. The self-latching mechanism shall be minimum 60" above the ground.
 - c. All gates shall swing out of the pool area.
15. Specify on the plans the type of drowning prevention safety feature(s) which will be installed. A drowning prevention safety feature shall be provided where any wall of a dwelling serves as part of a pool/spa barrier and doors from the dwelling provide direct access to the pool. (CBC 3109.4.4.2, NBMC 15.04.190 & 15.09.060)
 - a. The pool shall be isolated from the access to a home by an enclosure that meets the requirements of Section 3109.4.4.3.
 - b. An approved safety spa cover that meets all requirements of ASTM Specifications F 1346.
 - c. The residence shall be equipped with exit alarms on all doors providing direct access to the pool/spa.
 - d. All doors providing direct access from the residence to the pool/spa shall be equipped with a self-closing, self-latching device with a release mechanism placed at 54 inches or more above the floor.
16. Door alarms shall be listed and labeled in accordance with UL 2017. See Residential Swimming Pool & Spa Minimum Construction Requirement. (903.5, CBC 3109.4.1.8 Item 1).
17. When a drowning prevention safety system/device other than intermediate barriers, door alarms or self-closing devices are proposed, provide the following information on the plans:
 - a. Product manufacturer.
 - b. Product name.

- c. Pool/spa coverage plan.
 - d. ASTM testing agency approval letter.
18. Provide installation details for the drowning prevention system/device.
 19. Identify all glazing installations within 5 feet of the pool or spa water surface. Safety glazing is required in fences, doors and windows, where the glass is within 5 ft. from pool/spa water and less than 60 inches above grade. (CBC 2406.4.5, CRC R308.4.5)

CONSTRUCTION

20. Special Flood Hazard Areas (301.2):
 - a. Pool controls shall be elevated to or above the design flood elevation.
 - b. Pool equipment, appurtenances, and other associated components shall be elevated and securely anchored to a platform that is elevated to or above the design flood elevation.
 - c. Tanks shall either be elevated or anchored to resist flood loads during conditions of the design flood.
21. Spa:
 - a. The water depth of sap/hot tub shall not exceed 4 feet. (405.4)
 - b. The depth of spa/hot tub seating below the water line shall not exceed 26 inches. (405.7)
22. Indoor Pool or Spa/Hot Tub (402.1.1, 405.11):
 - a. Indoor pools shall be located in approved ventilated and conditioned areas.
 - b. Ventilation rate shall be pr9vided in accordance with ASHRAE 62.1 or equivalent standard.
 - c. Indoor pool HVAC systems shall comply with ACCA 10 or equivalent standard.
 - d. Where dehumidification is provided to remove moisture, it shall be design in accordance with ASHRAE 62.1 or equivalent standard.

STRUCTURAL

23. Provide a free-standing structural design detail for the pool wall that is less than 7 ft from the top of slope, measured horizontally. (CBC 1808.7.3)
24. Provide a hydrostatic pressure relief valve for in-ground pools where the water table exerts hydrostatic pressure to uplift the pool where empty or drained. (USPSHTC 402.4)
25. Provide a hydrostatic pressure relief valve for spas and hot tubs built in areas of anticipated high water table. (USPSHTC 405.1)

EXCAVATION & SHORING

26. Submit shoring design drawings and calculations by a California licensed civil engineer when the excavation is deeper than 3 ft. and the distance from the pool excavation to the property line is less than the depth of the excavation.
27. Provide a copy 30-day Notice to Excavate to adjacent properties. See attached notification form.